

PUBLIC HEARING NOTICE

TYPE 3 NOTICE OF DEVELOPMENT PROPOSAL

Hearing Date: December 2, 2015

Hearing Body: Planning Commission

Project Name: **SOUTH COOPER MOUNTAIN HEIGHTS**

Case File No.: **CU2015-0006 / DR2015-0071 / LD2015-0013 / TP2015-0008 / ZMA2015-0006**

Summary of Application:

The applicant, West Hills Development, requests approval by the Planning Commission to construct / process a 384 lot Planned Unit Development with associated streets and open spaces on ±109 acres. Applications include a Conditional Use (Planned Unit Development), a Design Review Two; a Land Division (Preliminary Subdivision), a Tree Plan Two, and a Zoning Map Amendment.

- **CU2015-0006** - A new single-family subdivision consisting of:
 - ±272 lots Single-Family Detached dwelling units;
 - ±110 Single-Family Attached Dwelling units;
 - One (1) lot for future Multi-Family development of ±340 units; and,
 - One (1) lot for future residential development.
- **DR2015-0071:**
 - A Design Review Two application for the building elevations and landscaping plans for ±110 attached dwelling units.
- **LD2015-0013:**
 - A Preliminary Land Division for the 384 lot subdivision, including ±32 tracts.
- **TP2015-0008:**
 - A Tree Plan Two application for the removal of five (5) or more community trees; and a limited number of trees within a *Significant Natural Resource Area (SNRA)*.
- **ZMA2015-0006:**
 - A Quasi-Judicial Zoning Map Amendment application in order apply the City of Beaverton's residential zoning districts of R1, R2, R4, R5, and R7 to the subject parcels, thereby removing the Washington County AF-20 zoning district from the subject properties. The subject properties have already been annexed into the City of Beaverton.

Project Location:	The subject properties are located on the north side of SW Scholls Ferry Road, east of SW 175 th Avenue, and west of Loon Drive. Tax Lots 103 and 200 of Washington County Assessor's Map 2S106.
Zoning & NAC:	Washington County Interim Zoning (AF-20): Tax Lots 103 and 200 Neighbors Southwest Neighborhood Association Committee
Applicable Criteria:	Development Code Sections: 40.03 <i>Facilities Review</i> , 40.15.15.4.C <i>Conditional Use – Planned Unit Development</i> (60.35) 40.20.15.2.C <i>Design Review Two</i> 40.45.15.5.C <i>Preliminary Subdivision</i> 40.90.15.2.C <i>Tree Plan Two</i> 40.97.05.1.C <i>Zoning Map Amendment</i>
Due Date for Written Comments to be included in staff report:	No later than 4:00 PM, Friday, November 20, 2015
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building 12725 SW Millikan Way December 2, 2015
Staff Contact:	Sandra Monsalvè, AICP, Planning Manager (503) 526-3718 smonsalve@BeavertonOregon.gov

Mailed written comments to the Commission should be sent to the attention of **Sandra Monsalve**, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Friday, November 20, 2015**. Please reference the Case File Number(s) and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: **November 12, 2015**

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:00 p.m. Monday through Friday, except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing.

A copy of any or all materials will be provided at a reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.